

Thursday, December 14, 2006

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Public Works
RECOMMENDATION FOR COUNCIL ACTION

ITEM No. 20

Subject: Authorize execution of a construction contract with SOUTHWEST CORPORATION, Austin, TX, for the parking lot expansion and HVAC system upgrades at the Little Walnut Creek Branch Library in an amount not to exceed \$797,210.

Amount and Source of Funding: Funding is included in the Fiscal Year 2006-2007 Capital Budget of the Library Department.

Fiscal Note: A fiscal note is attached.

Additional Backup Material

(click to open)

D MAP

M/WBE_SUB_GOALS REVISED

D FISCAL NOTE

Memo

For More Information: Cynthia De Witt Jordan 974-7183, John Gillum 974-7495, Laura Bohl 974-7064.

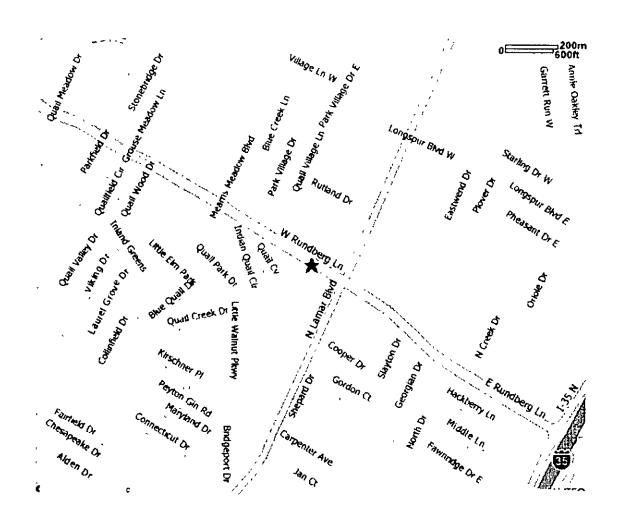
Purchasing Language: Lowest of two bids received

MBE/WBE: 9 66% MBE and 21.63% WBE subcontractor participation **Boards and Commission Action:**Planning Commission approved variance for construction within the Critical Water Quality Zone on September 12, 2006.

The 11,000 square foot Little Walnut Creek Branch Library opened to the public in 1979 with a parking lot providing spaces for 30 vehicles. Population growth within the library service area has increased the number of patrons utilizing the facility to the point where parking has become inadequate and unsafe for the usage. Beginning in 1996, the North Austin Civic Association strongly urged the City of Austin to provide additional parking at this facility, a need which was funded in October 2004. Additionally, the building's mechanical equipment, original to the time of construction of the facility, has reached the end of its useful life and must be replaced immediately if the facility is to remain open.

This construction contract will provide for the reconstruction of the original parking lot due to extensive use and failure, the addition of 32 parking spaces, landscape improvements to meet the requirements of the Land Development Code, and the replacement of the heating, ventilation and air conditioning systems. Additionally, the work scope will include the reorganization of interior spaces to allow better supervision by staff, carpet replacements, and interior paint

The contract allows 150 calendar days for completion of this project



<u>Little Walnut Creek Branch Library</u>
835 W. Rundberg Lanc

Bid documents were distributed to nine general contractors. Bids were opened October 26, 2006. SOUTHWEST CORPORATION submitted the lower of two bids received:

Southwest Corporation, Austin, TX \$797,210.00
Troy Bonnet Construction, Georgetown, TX Deemed Non-Responsive

The contractor's choice of work methodology provides for 14 areas of subcontracting opportunities: construction photographs, gypsum board assemblies, acoustical ceilings, landscaping, irrigation, erosion control, final cleaning, asbestos abatement, site work, parking accessories, painting, carpet and resilient flooring, and electrical and mechanical

Project specific subgoals stated in the solicitation were 4.50% African American; 9.74% Hispanic; 1 22% Native/Asian American, 4.54% WBE. Total participation estimated on base bid amount of \$797,210:

NON M/WBE TOTAL – PRIME	\$306,394.25	38.43%
Southwest Corporation., Austin, TX	\$306,394.25	38.43%
MBE TOTAL – SUBCONTRACTORS	\$ 76,989.75	9.66%
African American Subtotal \$	1,875.00	0.24%
All Points Inspection, Austin, TX (construction photos) \$	1,875.00	0.24%
Hispanic Subtotal \$	75,114.75	9.42%
C&M Interiors, Pflugerville, TX (acoustical ceilings & drywall) \$	11,693.00	1.46%
Advanced Landscapes, Georgetown, TX (irrigation) \$	63,421.75	7.96%
WBE TOTAL – SUBCONTRACTORS	\$172,436.00	21.63%
Fuquay, Inc. Leander, TX (crosson controls)	\$ 1,911 00	0 24%
RM Mechanical, Austin, TX (HVAC)	\$166,656.00	20.90%
Windows & More, Austin, TX (final cleaning)	\$ 3,869.00	0.49%
NON M/WBE TOTAL – SUBCONTRACTORS	\$241,390,00	30.28%
Sisk –Robb, Leander, TX (asbestos abatement)	\$ 8,000.00	1 00%
Champion Site Prep, Georgetown, TX (sitework)	\$133,801.00	16.79%
Wheeler Coatings, Round Rock, TX (parking accessories)	\$ 2,085.00	0.26%
S. Mitchell Painting, Dale, TX (painting)	\$ 7,900 00	0 99%
BJ Electric, Pflugerville, TX (electrical)	\$ 53,400.00	6 70%
Rockford Business Interiors, Austin, TX (carpet & resilient base)	\$ 36,204.00	4.54%

Although the Department of Small & Minority Business Resources deemed that Southwest Corporation did not satisfy the requirements of the MBE/WBE Procurement Program Ordinance, the City Manager has determined the award of the contract is in the best interest of the City of Austin. A Waiver memorandum has been signed

CIP BUDGET FISCAL NOTE

DATE OF COUNCIL CONSIDERATION WHERE ON AGENDA: DEPARTMENT:	N: 12/14/ Resolut Libr	ion	
CORPORATION, Austin, TX, for the pa	of a construction contract with SOUTHWES arking lot expansion and HVAC system anch Library in an amount not to exceed	ST	
FINANCIAL INFORMATION			
Project Name:	Little Walnut Creek Branch Library Parking Expansion Little Walnut Creek Branch Library HVAC Upgrade		
Project Authorization:	2006-2007 Capital Budget		
Project Source:	CIP Interest		
Fund/Department/Unit:	8410-8507-0056 8411-8507-0057		
Current Appropriation:	\$ 1,116,719		
Unencumbered Balance:	\$ 874,658		
Amount of This Action:	\$ <u>(797,210)</u>		
Remaining Balance:	\$ 77,448		

Financial Manager: Claux Masee

Date: 12/4/06



MEMORANDUM

To:

Toby Hammett Futrell, City Manager

Rudy Garza, Assistant City Manager

From:

Sondra Creighton, P.E., Director, Public Works Department

Brenda Branch, Director, Austin Public Library Department

Date:

November 20, 2006

Re:

Little Walnut Creek Branch Library Parking Lot Expansion and HVAC

System Renovations

This construction contract will provide for the reconstruction of the original parking lot due to extensive use and failure, and the addition of 32 parking spaces; landscape improvements to meet the requirements of the Land Development Code; and the replacement of the heating, ventilation, and air conditioning system due to age at the Little Walnut Creek Branch Library located at 835 W Rundberg Lane Included in the work scope will be the reorganization of interior spaces to allow better supervision by staff, the replacement of the carpet and a new coat of interior paint

Bids for this project were opened October 26, 2006 Two (2) bids were received with Southwest Corporation submitting the low responsive bid. The second bid was deemed non-responsive because they did not submit a complete bid package. Bid Results are as follows

Bidder

Bid Amount

Southwest Corporation

\$ 797,210.

Troy Bonnet Construction

Deemed Non Responsive

Project Specific sub-goals stated in the solicitation were 4.50% African American; 9.74% Hispanic, 1.22% Native/Asian American, and 4.54% WBE

Project participation achieved by Southwest Corporation was 0.24% African American, 9.42% Hispanic, 0.00 Native/Asian American, and 21.63% WBE.

Southwest Corporation was deemed by the Department of Small and Minority Business Resources as being non-compliant for not meeting the goals nor performing adequate Good Faith Efforts as required by City Code, Section 2-9A-21 (B) and (E).

However, the interests of the City of Austin and the M/WBE Program would be best served by awarding the construction contract to the low bidder. Southwest Corporation for the following reasons.

- This project bid 28.5% over the construction estimate due to material price increases, especially asphalt paving, and inflation. Re-bidding the project could make the budget shortfall worse. In addition, it would require additional consultant services to reissue the solicitation.
- The WBE participation of 21.63% far exceeds the goal of 4.54%
- Since 1996, the North Austin Civic Association (NACA) has strongly urged the City of Austin to increase the size of the parking lot. Awarding to the Southwest Corporation is in the best interests of the project because it will save re-bidding costs and allow the City to maintain the current schedule.
- The Library Department cannot guarantee that the mechanical systems will operate much longer. The current schedule allows for the replacement of the system before the next hot weather cycle. A delay in moving forward with construction will have the facility experience adverse effects of high humidity which is not good for the building's overall health.
- Southwest Corporation's bid was the only responsive bid there are no other bidders available for consideration
- Construction costs appear to be on an escalating trend and the delays associated with re-bidding would probably make the situation worse.
- Southwest Corporation is a quality general contractor that has completed numerous City of Austin projects successfully in the past.

Please sign below to indicate your concurrence or non-concurrence with our recommendation to award the construction contract to Southwest Corporation

Sondra Creighton, P E Brenda Branch
Director of Public Works.

I Concur:

I Do Not Concur:

Rudy Garza Date
Assistant City Manager

Toby Hammett Futrell

Date

Rudy Garza Date
Assistant Futrell

Date

Toby Hammett Futrell

Date

Brenda Branch
Director of Austin Public Libraries

Rudy Garza Date
Assistant City Manager

Toby Hammett Futrell

Date

City Manager

If you have any questions, please contact Sondra Creighton at 974-7175 or Brenda

Branch at 974-7444

City Manager